

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – April 5, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-41*)

Members: Henry P. Szymanski (*voting on items 1-5*)
Scott R. Winkler (*voting on items 1, 3- 41*)
Roy B. Nabors (*voting on items 1-2, 4-41*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1-41*)
Donald Jackson (*voting on items 1-41*)

START TIME: 4:40 p.m.

END TIME: 8:15 a.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1		The Board discussed changes to the Rules of Procedure regarding extension of time requests and change of operator requests as proposed in a memo from the Secretary dated February 26, 2001. Board member Szymanski moved to approve the amendments. Seconded by Scott Winkler. 5 Ayes: Szymanski, Winkler, Cameron, Zetley, Nabors. 0 Nays.	
2	23454 Dimensional Variance	State Financial Dave Birge; Owner Request to convert the existing 4 unit dwelling into a 6 unit dwelling.	2000-04 S. Muskego Av. 8th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the rehearing request. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23331 Special Use	McDonald's Corporation Prospective Buyer Request to construct and occupy the premises as a Type 'b' restaurant with a drive-thru.	5880 S. 27th St. A/K/A 2612 W. Ramsey Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all driveways be no wider than 30 feet.</p> <p>5. That a sign be installed at the West Ramsey Avenue driveway indicating that exiting vehicles must turn right.</p> <p>6. That the applicant contact Mr. Robert Cera of the Wisconsin Department of Transportation at (262)548-6455 to obtain all necessary state permits.</p> <p>7. That all unused driveways be properly closed.</p> <p>8. That upgraded landscaping and screening plans for W. Ramsey St. frontage and the residential buffer along the east side of the site are submitted.</p> <p>9. That site illumination is controlled to prevent glare onto adjacent streets and residences; and maximum site illumination at the property lines adjacent to the residential uses shall not exceed one foot candle.</p> <p>10. That the applicant take all necessary measures to control noise, litter, and loitering on the premises, including, but not limited to, hiring private personnel.</p> <p>11. That a district boundary line extension is granted to extend the Local Business boundary line 60 feet to the east.</p> <p>12. That these Variances are granted to run with the land and the Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	23453 Change of Operator	Stacey L. Currie Smith Request to continue occupying the premises as a hand car wash facility.	4744 N. Hopkins St. 1st Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23329 Special Use	Dragisa and Djurdja Ristic Property Owner Request to continue occupying the premises as a rooming house.	834 S. 3rd St. 12th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	3 Ayes - Szymanski, Winkler, Zetley; 2 Nays - Jackson, Cameron.	
6	23427 Change of Operator	Muhammad Yousuf Lessee Request to continue occupying the premises as a motor vehicle pumping facility.	4928 W. Villard Av. 1st Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	23452 Dimensional Variance	Glenn A. Denniger Lessee Request to create a third dwelling unit in what was previously a storefront.	3600 W. Rogers St. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of a neighbor and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	23471 Dimensional Variance	Gordon S. Hughes Prospective Buyer Request to construct and occupy a coin operated laundromat on the premises in addition to a boundary line extension 8.5 ft. to the South.	2907-23 W. Greenfield Av. A/K/A 2915-23 W. Greenfield Ave. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the access to the alley at the rear of the site be closed with a physical barrier and landscaping. 5. That a driveway be provided to W. Greenfield Avenue. 6. That facade, signage & site plans are approved by the Dept. of City Development-Long Range Section prior to the issuance of any permits. 7. That the pylon sign indicated on the site plan is removed. 8. That a district boundary line extension is granted to extend the Local Business boundary line 8.5 feet to the South. 9. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23450 Special Use	Shirley's Child Development Ctr. Inc. Shirley R. Howard; Property Owner Request to continue occupying the premises as a day care center for 78 children, ages 4 wks. - 13 yrs., from 5:30 a.m. to 9:00 p.m.	3820 W. Florist Av. A/K/A 3818-26 W. Florist Ave. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with all State commercial code requirements for day care centers. 5. That the outdoor play area is not used after 7 P.M. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23463 Special Use	Journey House Inc. Property Owner Request to continue occupying the premises as a community center.	2212 W. Greenfield Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
11	23464 Special Use	Journey House Inc. Property Owner Request to continue occupying the premises as a social service facility.	1900 W. Washington St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23467 Special Use	Jose Zarate Property Owner Request to expand the capacity of the existing type 'a' restaurant with additional indoor and outdoor seating.	625-31 S. 5th St. 12th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time commencing with the date hereof and expiring on April 16, 2017. 	
13	23459 Special Use	Phuoc Hau Buddhist Temple Hop Tran; Property Owner Request to continue occupying the premises as a church.	1575 W. Oklahoma Av. A/K/A 3100 S. 16th St. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23458 Special Use	Bulk Petroleum Corporation Darshan S. Dhaliwal; Property Owner Request to raze existing motor vehicle pumping station and construct a new facility with a convenience store.	905 W. Center St. A/K/A 901 W. Center 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That site illumination plans are submitted and that site illumination is controlled to prevent glare onto adjacent streets and residences. 5. That if a new pylon sign is erected, the total signage must not exceed a maximum of 40 square feet. 6. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23411 Use Variance	Eaton's Seal Coating & Maintenance Co. Jeffrey & Debra Eaton; Lessee	7219 W. Fond du Lac Av. 2nd Dist.
		Request to occupy the premises an office, equipment repair (repair personal and business vehicles) and contractor's shop.	
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of tires, vehicle parts, junk or debris. 5. That landscaping and screening plans for the contractor's yard are submitted which meet the intent of s.295-75. 6. That signage is limited to a maximum of 50 square feet. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That this Special Use and this Variance are granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23466 Special Use	PJ Chicago (DBA Papa Johns Pizza) Lessee Request to occupy the premises as a type 'B' restaurant.	7320 W. Capitol Dr. A/K/A 7324 W. Capitol 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
17	23435 Dimensional Variance	Richard Moheban, Property Owner Request to construct a garage on the premises.	3174 N. Booth St. 3rd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

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18	23470 Special Use	Federal Plaza Associates Limited Partnership; Property Owner Request to occupy a portion of the building (4th & 5th fls.) as a college. Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	310 W. Wisconsin Av. 4th Dist.
19	23449 Special Use	Alderson Academic Academy of Higher Learning Maurice Alderson; Lessee Request to occupy the premises as a day care center for 14 children, ages 2-7 yrs., from 5:30 a.m.-12:00 a.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. Action: Adjourned Motion: This was adjourned at the request of the alderman and will be rescheduled for the next available hearing. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	7980 W. Appleton Av. A/K/A 7980-84 W. Appleton Ave. 5th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	23456 Dimensional Variance	Keith and Sandra Johnson, Property Owner Request to raze the existing garage and construct a 44 x 20 ft. garage on the premises.	3940 N. 83rd St. 5th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
21	23469 Use Variance	Lion of Judah Worship Church, Inc. Larry Shaw; Lessee Request to occupy the premises as a church.	7620 W. Center St. A/K/A 7610-20 W. Center 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
22	23468 Dimensional Variance	Robert A. Truchan, Property Owner Request to construct an addition to the existing garage.	2768 N. Weil St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DCD and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23474 Special Use	Jon Bucht Allegiance Telecom, Inc.; Lessee Request to occupy the premises as a telephone central office. Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	1600 N. 6th St. 6th Dist.
24	23455 Special Use	Clarence R. Hill, Property Owner Request to continue occupying the premises as a church with associated social service programs. Action: Adjourned Motion: This item was adjourned at the request of DPW and will be rescheduled at the next available hearing.	5418 W. Burleigh St. A/K/A 5412-30 W. Burleigh St. 7th Dist.
25	23457 Special Use	Dhaliwal Children's Trust of 1984 Jason Thompson; Property Owner Request to raze existing pumping station and construct a new motor vehicle pumping facility with a convenience store. Action: Adjourned Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	2008 W. Center St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	23398 Special Use	Amarjit S. Sandhar, Prospective Buyer Request to raze the existing building on the premises and construct a new gas station and convenience store.	5200 W. Mill Rd. A/K/A 5204 W. Mill Road 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
27	23443 Use Variance	Ameritech Denise Waite, Right of Way Manager; Other Request to construct an underground telecommunications vault in the front yard.	3800-40 S. 84th St. 11th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
28	23440 Use Variance	Ameritech Denise Waite, Right of Way Manager; Other Request to construct an underground equipment vault in the side street yard.	5309 W. Oklahoma Av. A/K/A 3130 S. 54th St. 11th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	23381 Special Use	James J. Valona, Property Owner Request to occupy the premises as a rooming house for 11 persons.	822 W. Scott St. 12th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all building code violations are corrected before a certificate of occupancy is issued.</p> <p>5. That the four parking spaces at the rear of the building be made available to the tenants.</p> <p>6. That this Special Use and this Variance are granted for a period of two (2) years, commencing with the date hereof.</p>	

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30	23475 Dimensional Variance	USF Holland, Inc. Michael O'Brien; Prospective Buyer Request to construct and occupy the premises as a truck transfer terminal.	6137 S. 6th St. A/K/A 6155, 6177 and 6201 S. 6th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the developer work with The Department of Public Works staff in the development of roadway plans for S. 6th Street between W. College Avenue and their driveway. The developer will be responsible for all costs associated with the roadway improvements.</p> <p>5. That the developer prepare a Stormwater Management Plan (SWMP) and that the SWMP be approved by the City Engineer before any building permits are issued.</p> <p>6. That the developer agrees to enter into an agreement with The Department of Public Works with regard to funding a storm sewer in S. 6th Street. The storm sewer will be required in order for the SWMP to be approved.</p> <p>7. That revised landscape and screening plans meeting the intent of s.295-75 are submitted to and approved by the Department of City Development, Planning Administration Section.</p> <p>8. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>9. That sign plans are submitted to and approved by the Department of City Development, Planning Administration within thirty (30) days.</p> <p>10. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

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31	23404 Special Use	Salvador Sanchez, Lessee Request to occupy the premises as a type 'A' restaurant.	2115 S. 1st St. A/K/A 2107-09 S. 1st St. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
32	23461 Dimensional Variance	John O. Bell, Property Owner Request to occupy the premises as a small group shelter care facility for 6 children.	2128-30 N. 39th St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all necessary measures to control noise, litter, and loitering on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</p>	

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33	23428 Use Variance	Ameritech, Felicia Pfeffer; Other Request to construct an underground telecommunications vault (storage of electronic equipment) in the front yard setback.	9103 W. County Line Rd. A/K/A 9101 W. County Line Rd. 15th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That landscaping & screening plans for the telecommunications vault are submitted to the Department of City Development which screen the vault from neighboring property and include plant species name, and specifications regarding plant height and spread.</p> <p>5. That this Variance is granted to run with the land.</p>	
34	23419 Special Use	Bulk Petroleum Corporation Darshan S. Dahliwal; Property Owner Request to raze existing motor vehicle pumping station and construct a new motor vehicle pumping station with a convenience store on the premises.	4427 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

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35	23462 Special Use	John O. Bell, Property Owner Request to occupy the premises as a temporary shelter care facility for a maximum of 20 clients.	4576 N. 31st St. 1st Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	
36	23465 Special Use	Ashley's Multicultural Child Care Inc. Lisa Ashley; Prospective Buyer Request to occupy the premises as a day care center for 55 children, ages 2 wks. - 12 yrs., from 6 a.m. to 6 p.m.	9111 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be scheduled at the next available hearing.	
37	23445 Special Use	Lloyd Waters, Jr. Burleigh Brake & Alignment; Property Owner Request to occupy the premises as auto sales & repair (an expansion of present business at 9119 W. Burleigh St.).	9109 W. Burleigh St. A/K/A 9101-05, 9107, 9113, & 9115 W. Burleigh St. 5th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	23407 Special Use	Edward Byas, Janice Byas, Darice Bealin Property Owner Request to construct a 80 ft. monopole tower on the premises.	4510 W. Burleigh St. A/K/A 4508-14 W. Burleigh 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	23434	Einar & Ellen Tangen Request to appeal the determination of the Commissioner of City Development that parking is not required.	1508 N. Cass St. 3rd Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	23405 Special Use	Teen Challenge-International Milwaukee Other Request to occupy the premises as a rooming house for 22 women.	727 N. 31st St. 4th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all necessary measures to control noise, litter, and loitering on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That the applicant establish a twenty- four (24) hour contact phone number and make the number available to the Alderman and any party who requests this of the applicant.</p> <p>6. That the applicant provide a report to the Department of Neighborhood Services and to the Alderman of the district every six (6) months. The report should contain information to reasonably apprise interested parties of the program's status.</p> <p>7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23403 Use Variance	James Cape and Sons Co. Prospective Buyer Request to occupy the premises as a recycling, reclamation, and concrete crushing and facility.	6000 S. 6th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

Other Business:

Board member Scott Winkler moved to approve the minutes of the March 22, 2001 meeting. Seconded by Board member Donald Jackson. Unanimously approved.

The Board set the next meeting for May 3, 2001.

Board member Donald Jackson moved to adjourn the meeting at 8:15 p.m.. Seconded by Board member Georgia Cameron. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board